



Westwood Road,
Sutton Coldfield, B73 6UQ

£450,000

Welcome to Westwood Road – a highly desirable address in Sutton Coldfield, perfectly positioned near the stunning Royal Sutton Park, excellent transport links, a wide range of amenities, and well-regarded local schools (please verify catchment areas).

This immaculately presented and thoughtfully extended family home is set back from the road, featuring a private driveway leading to a garage and an inviting entrance.

Step inside to discover a stylish and contemporary interior, beginning with a bright and welcoming reception hallway. The home offers a beautifully appointed front lounge with a feature bay window, a spacious extended living and dining area ideal for modern family life, and a sleek, high-spec fitted kitchen with quality finishes and ample space.

A contemporary guest WC and practical laundry room completes the ground floor accommodation.

Upstairs, you'll find three generously sized double bedrooms (3rd bedroom having part restricted height), each finished to a high standard, and a wonderful modern family bathroom.

To the rear, the property boasts a generous, well-maintained garden, perfect for entertaining or relaxing, along with a versatile garage/workshop offering excellent storage or potential for further use.

This home is a true credit to the current owners – modern, spacious, and move-in ready – in one of Sutton Coldfield's most popular locations.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas, Electric, Water & Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Hallway

Lounge 12' 9" into bay x 10' 5" max
(3.88m x 3.17m)

Extended Living Room and Dining Area 20' 5" max x 10' 2" max
(6.22m x 3.10m)

Extended Kitchen 17' 0" max x 11' 4" max
(5.18m x 3.45m)

Guest wc/Utility Area 7' 3" max x 3' 9" max
(2.21m x 1.14m)

First Floor Accommodation

Bedroom One 13' 5" into bay x 10' 4" max
(4.09m x 3.15m)

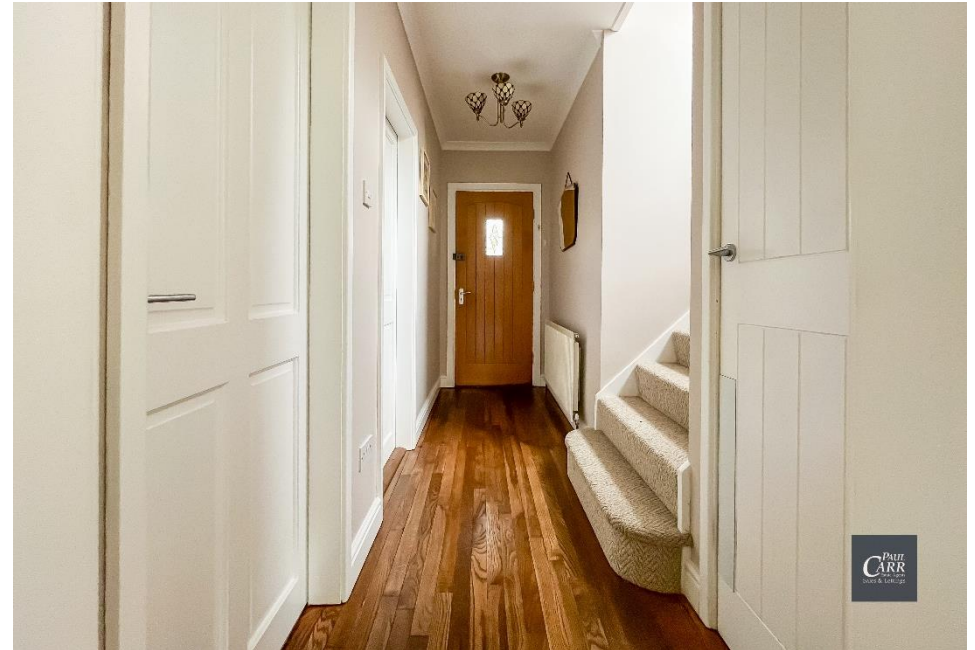
Bedroom Two 11' 0" max x 10' 3" max
(3.35m x 3.12m)

Bedroom Three 11' 9" max x 7' 9" max
(3.58m x 2.36m)

Bathroom 7' 3" x 6' 4"
(2.21m x 1.93m)

Outside

Garage/Workshop 16' 4" x 7' 7"
(4.97m x 2.31m)

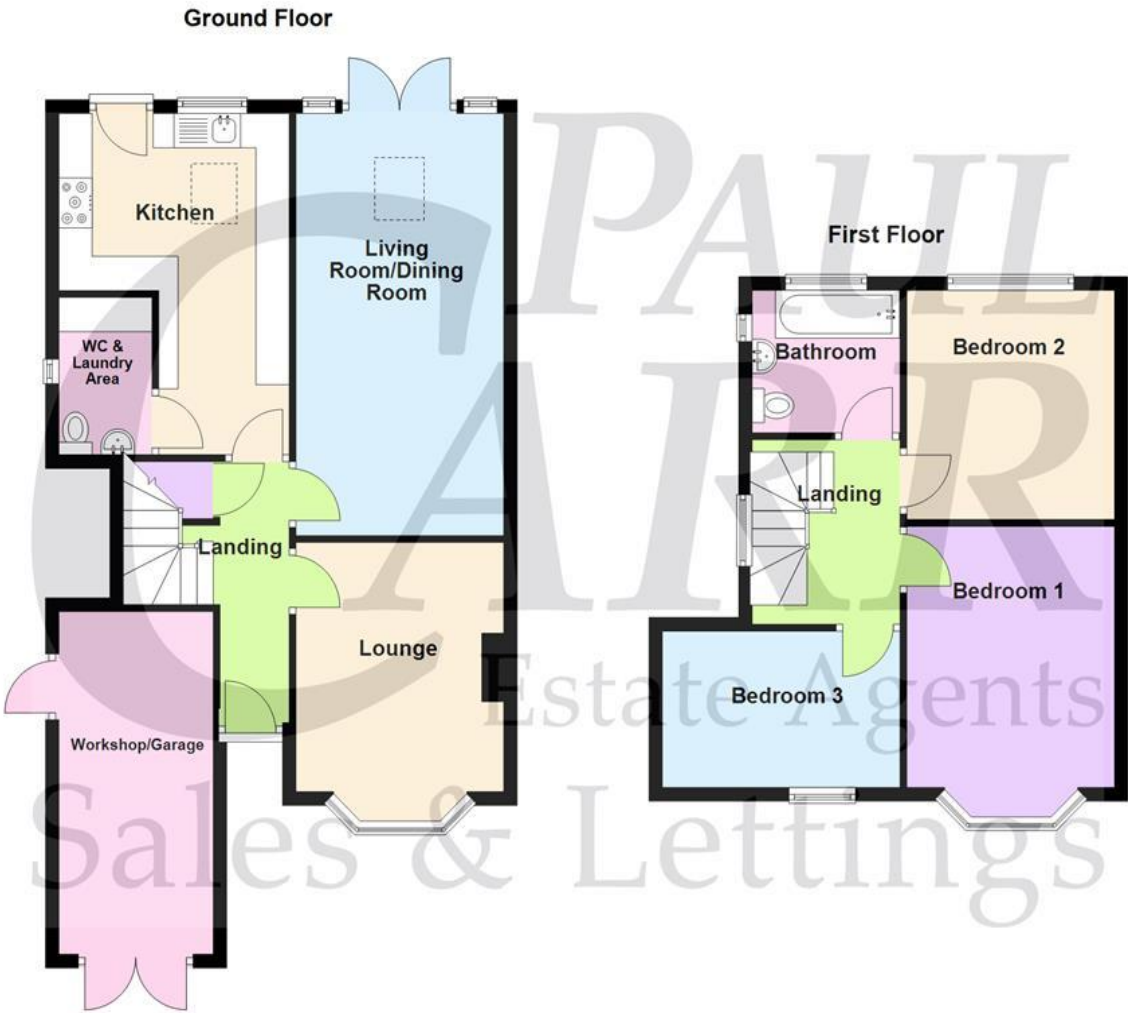






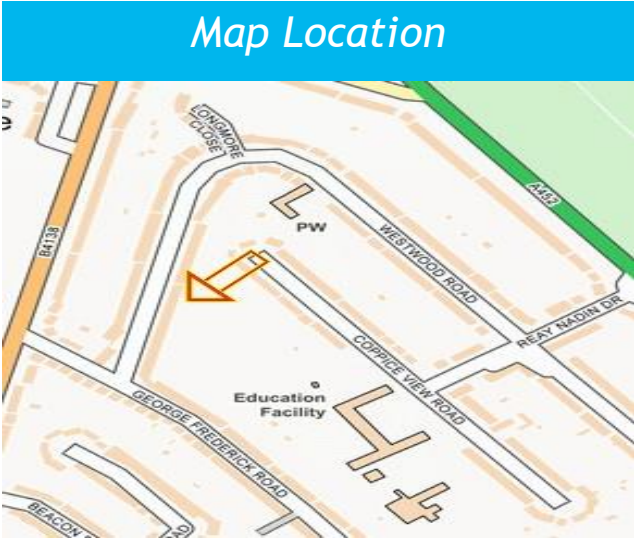
Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 4th September 2025